

116.0

0003

0010.0

Map

Block

Lot

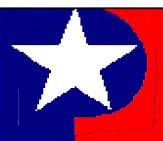
1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,047,300 / 1,047,300

USE VALUE: 1,047,300 / 1,047,300

ASSESSED: 1,047,300 / 1,047,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		FINLEY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAJID TAHIR	
Owner 2: MAJID ALICIA VILLAREALE	
Owner 3:	

Street 1: 17 FINLEY ST	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry: <input type="text"/>
Postal: 02474	Type: <input type="text"/>

PREVIOUS OWNER
Owner 1: FEIN RONALD A/GERSHONA -
Owner 2: -
Street 1: 17 FINLEY ST
Twn/City: ARLINGTON
StProv: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 6,339 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Vinyl Exterior and 2777 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 8 Ledge
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 6339 Sq. Ft. Site 0 70. 0.965	427,121	427,100
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IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							74564
							GIS Ref
							GIS Ref
							Insp Date
							09/11/18

PREVIOUS ASSESSMENT										Parcel ID	116.0-0003-0010.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	620,200	0	6,339.	427,100	1,047,300	1,047,300	Year End Roll			12/18/2019
2019	101	FV	479,600	0	6,339.	433,200	912,800	912,800	Year End Roll			1/3/2019
2018	101	FV	468,400	0	6,339.	323,400	791,800	791,800	Year End Roll			12/20/2017
2017	101	FV	468,400	0	6,339.	292,900	761,300	761,300	Year End Roll			1/3/2017
2016	101	FV	468,400	0	6,339.	280,700	749,100	749,100	Year End			1/4/2016
2015	101	FV	458,500	0	6,339.	238,000	696,500	696,500	Year End Roll			12/11/2014
2014	101	FV	458,500	0	6,339.	225,800	684,300	684,300	Year End Roll			12/16/2013
2013	101	FV	458,500	0	6,339.	214,800	673,300	673,300				12/13/2012

SALES INFORMATION										TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
FEIN RONALD A/G	55178-516		8/16/2010		660,000	No	No						
JUNGELS VINCENT	49260-344		4/9/2007		650,000	No	No						
ROACH DOROTHY/T	35682-124		6/14/2002		612,000	No	No						
PERRY HELEN T	25320-50		5/2/1995		99	No	No	F					

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
8/25/2016	2096	Solar Pa	8,100	C						9/11/2018	Meas/Inspect	CC	Chris C
11/24/2008	1447	Manual	2,950					replace fr porch r		3/20/2009	Meas/Inspect	163	PATRIOT
7/7/2004	8439	Add Bath	9,000	C	G6	GR FY06				12/3/2008	MLS	MM	Mary M
10/29/2001	820	Demoliti	6,500	O				DEMO EXISTING HOUS		7/29/2007	MLS	HC	Helen Chinal
10/17/2001	822	New Buil	125,000	O				NEW SINGLE FAMILY		2/28/2006	OWNR INFO	BR	B Rossignol
										9/29/2002	MLS	MM	Mary M
										4/17/2002	Inspected	PM	Peter M
										2/11/2000	Meas/Inspect	263	PATRIOT
										1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA

